

Valley Center Community Planning Group

Minutes for the July 14, 2008 Regular Meeting

Chairman: Oliver Smith Vice Chairman: Susan Simpson Secretary: Deb Hoffer

7:00 pm at the Valley Center Community Hall; 28246 Lilac Road, Valley Center CA 92082

A=Absent Ab=Abstain A/I=Agenda Item BOS=Board of Supervisors DPLU=Department of Planning and Land Use IAW=In Accordance
With N=Nay P=Present SC=Subcommittee TBD=To Be Determined VCCPG=Valley Center Community Planning Group Y=Yea

Forwarded to Members: September 8, 2008

Approved: October 20, 2008

NOV 17 2008

San Diego County

DEPT OF PLANNING AND LAND USE

1. Call to Order and Roll Call by Seat #:															
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
SCHWARTZ	SIMPSON	QUINLEY	COULOMBE	WASHBURN	ROBERTSON	SMITH	MONTROSS	KSIMPSON				LAYNE	HOFER	VANKOUGHNETT	SHOEMAKER
A	P	A	P	P	P	P	P	A				P	P	A	P

Notes: Nancy Layne arrived at 7:20 p.m.

Quorum Established: 8 / 9

Yes (X)

2. Pledge of Allegiance

3. Open Forum:

4. Announcements & Items of Public Interest:

a) SPA related to road Segment 3A - special meeting review, discussion, and votes on motions presented.

Public Process in Developing the SPA

The SPA was mentioned in Supervisor Horn's motion on August 2, 2006. The motion did not specifically request that the SPA be added to the map without further review by the BOS. All Board referrals in prior BOS meetings (10/1/03, 6/16/04, 5/18/05) were voted on specifically by land use designation. The agenda item for the August 2, 2006 does not give public notice for changes to the Board Referral Map:

BOS Agenda Aug 2, 2006

General Plan 2020 is a comprehensive update of the San Diego County General Plan, establishing future growth and development patterns for the unincorporated areas of the County. The purpose of this hearing is to review proposed General Plan revisions for Circulation Element roads and proposed modifications to the June 2005 Draft Land Use Map.

Acceptance of the revisions to the existing Circulation Element road network will complete regional mapping efforts for General Plan 2020 and will allow work to proceed on the remaining phases of the project, including the regional elements (Land Use, Housing, Circulation, Conservation, Parks and Open Space, Safety, and Noise), Community/Subregional plans, and the Draft Environmental Impact Report. All products submitted for review during this hearing are subject to further refinements and to future review by the Board of Supervisors as part of a complete package of General Plan 2020 products.

Recommendations – CAO

4. Accept the proposed August 2006 Draft Land Use Map, which contains land use modifications needed to balance land use with circulation.

The lack of public notice on including changes to the Board Referral Land Use Map is a possible violation of the Brown Act. Most people, even those deeply involved in the GPU planning process, would be hard-pressed to envision this motion would lead to a 1600 acre, 3000 home development being added to a map without further discussion and public review.

Supervisor Horn's motion also instructed county staff to work with 'any willing property owners to develop the SPA'. County staff did not work with any willing property owners, instead property owners were only contacted by the developer, Accretive. County staff also worked with the developer, Accretive and it's consultant Landmark Consulting, to determine the alignment and grading cost estimates for Road 3A. The instructions to the county staff were not carried out per the August 2, 2006 motion.

The process by which the SPA was added to the Referral Map is a breach of public trust and laws. This approach could happen in any community in our county. Allowing this SPA to remain on the Referral Map without the proper process and vote of all of the Board of Supervisors reflects poorly on all of the Supervisors and erodes the trust in the governmental process and our elected officials.

Coulombe: Wants to be clear that we are not telling County Council what to do but that we suspect process violations and we would like them to look into it.

Lolli Tinch: What is required of the developers for disclosure? We don't know.

Motion: To ask County Council's opinion on the legal ramifications of the following:

1. No public notice for placing this SPA on the Board Referral map (possible violation of the Brown Act)
2. No BOS vote to add the SPA to the Board Referral map
3. Adding the SPA to the Preferred Alternative map after the Notice of Preparation for the GPU EIR was published.
4. How those actions will impact the future legal proceeding of the GPU.

SCHWARTZ	SIMPSON	QUINLEY	COULOMBE	WASHBURN	ROBERTSON	SMITH	MONTRUSS	K. SIMPSON			LAYNE	HOFER	VANKOUGHNETT	SHOEMAKER
A	Y	A	Y	Y	Y	Y	Y	A			Y	Y	A	Y
Maker/Second: Coulombe /S. Simpson								Carries: 9 - 0 - 0						

Notes:

- b) VC Community Church project update, (Van Koughnett/sub. Oliver Smith)
The Church is asking for a MUP and will ask for an extension.
They are following the natural topography of the land.

Motion: To support the VC Community Plan and vote for approval.

SCHWARTZ	SIMPSON	QUINLEY	COULOMBE	WASHBURN	ROBERTSON	SMITH	MONTRUSS	K. SIMPSON			LAYNE	HOFER	VANKOUGHNETT	SHOEMAKER
A	Y	A	Y	Y	Y	Y	Y	A			Y	Y	A	Y
Maker/Second: Smith / Coulombe								Carries: 9 - 0 - 0						

Notes:

- c) No Response from Supervisor Horn's Office regarding appointment of Paul Herigstad (Smith)
- d) DPLU Steering Committee Update (Smith) June 26, 2008: The topic was to finish land use. Conservation subdivisions and Village planning were discussed and not land use. The Community Plan is integral to GPU process and will be put into a template by February, 2009. They will be defensible and more complete. They will be part of the General Plan. There will be training on how to 'fit' the Community Plan into the template. Tentatively scheduled for July 29, 2008 at the Lilac School, 6:00 p.m. to 9:30 p.m. Hopefully, this will help the individual communities and still allow individual differences. Would like to invite PG members and community members to this training. The VCCPG Chair Smith directs the GPU subcommittee to work with the Community Plan and fit it into the template as they seem fit.
- e) Conservation Subdivision proposal by DPLU and history (Smith). A major concern is that developers can get more density than they are entitled to on a given piece of land. This was tabled

	<p>until August, 2008.</p> <p>Sandy Smith – When she was VCCPG Chair, she was at the Steering Committee meeting in 2004, no one wanted it. Would not discuss it.</p> <p>Hofler – The problem is that the concept is nebulous. There are no clear guidelines as to what constitutes a 'Conservation Subdivision'.</p> <p>Minske - Would like to research it to see if there are any guidelines.</p> <p>Tanalski – This was clustering originally. It is not legally mandated as part as the GPU. This is a local concept.</p>
f)	<p>Request for a Butterfield Trails Subcommittee for TM5551/P08-028, 57 acres, 35.2 acres open space. 66/2 story units with 20,000 sq ft lots avg. Sewer service from Woods Valley Treatment Plant Expansion. R08-05 Rezone on corner of Butterfield Drive (formerly Sunday Drive) and Valley Center Road. Engineer on both James Chagala. Also Olson would like to rezone his parcel to commercial.</p> <p>Both of these rezones are compatible with the GPU.</p> <p>Shoemaker: What about the expansion of the sewer to accommodate these homes? Understands that Alti has secured the easement to cross the stream for the sewer. Alti has more than 57 acres. What is he doing with the rest?</p> <p>Shoemaker: I propose that the Southern Village SC. review this.</p> <p>Traver Beebe – What is the zoning now? 1 du/acre</p> <p>Smith - Proposes that the Southern Village SC review these projects in conjunction.</p>
g)	<p>North Village Sub Committee meeting to discuss proposed commercial development at the corner Miller Rd. and Valley Center Rd. Gerry Gaughan is sponsoring the workshop. August 16, 2008 at Valley Center Library 7 pm. (Robertson). Would like to propose a Special Meeting of the VCCPG at the same time.</p> <p>Smith – recommend that the PG members be invited and partake in the workshop but not have a special meeting.</p> <p>Sandy Smith – Would like the North Village Sub Committee not be bypassed.</p> <p>Robertson – will convene a meeting of the North Village SC on August 16, 2008 at the Library.</p> <p>Time to be determined.</p>
5.	Approval of Minutes:
Motion: The PG approves the regular meeting minutes May 12, 2008 as disseminated and amended.	
Maker/Second: Washburn/Shoemaker Carries (Y-N-A): 8 - 0 - 0	
Notes:	
Motion: The PG approves the regular meeting minutes June 9, 2008 as disseminated and amended.	
Maker/Second: Washburn/Shoemaker Robertson/Shoemaker Carries (Y-N-A): 8 - 0 - 0	
Notes:	
Motion: The PG approves the regular meeting minutes June 23, 2008 as disseminated and amended.	
Maker/Second: Robertson/Shoemaker Carries (Y-N-A): 8 - 0 - 0	
Notes: Will attach publicly distributed email, dated June 24, 2008, authored by Andy Washburn as an addendum to the minutes.	
6.	Land Use Items:
6.a.	TPM 21074, (Coulombe) Little Quail Run, Circulation subcommittee update.
<p>Discussion & Comments: Traver and Brandon Beebe own property on Little Quail Run. They want to do a lot split. This road is now part of the local public road system. That means that they have to bring the road up to code, as well as add a water main. This seems onerous for one person to do. The fire department also is asking for a larger road.</p> <p>Hofler – The Circulation SC looked at circulation, topography, and property lines. This was the best of all of the roads in this area. They walked the land as well.</p> <p>Beebe – This is too much for one person to handle.</p> <p>Smith – The fire department will negotiate if there are 5 or less homes as to the width.</p> <p>Shoemaker – I understand but everyone is going to have to adhere to this standard. It does not seem fair.</p> <p>Washburn - There is a CSA or now PRD. If 65% of affected property owners sign it. The money is borrowed from the county. This money is then paid back by the property taxes of the home owners.</p>	

Coulombe - Recommend delay any motions until next month.

Motion: Recommend table discussion until next meeting.

SCHWARTZ	SIMPSON	QUINLEY	COULOMBE	WASHBURN	ROBERTSON	SMITH	MONTROSS	K. SIMPSON			LAYNE	HOFLEER	VANKOUGHNETT	SHOEMAKER
A	Y	A	Y	Y	Y	Y	Y	A			Y	Y	A	N

Maker/Second: Coulombe/ Montross

Carries: 8 - 1 - 0

Notes:

6.b. TPM 21103, (Montross) Spearhead Trail 11.6 into 2 parcels, Owner McBride, vote

Discussion & Comments: The two parcels: 6.16 acres and 4.89 acres. There is a residence on the larger lot. The parcel is A-70 land use.

Motion: To approve the lot split as presented

SCHWARTZ	SIMPSON	QUINLEY	COULOMBE	WASHBURN	ROBERTSON	SMITH	MONTROSS	K. SIMPSON			LAYNE	HOFLEER	VANKOUGHNETT	SHOEMAKER
A	Y	A	Y	Y	AB	Y	Y	A			Y	Y	A	Y

Maker/Second: Montross / Shoemaker

Carries: 8 - 0 - 1

Notes: Robertson recuses himself.

6.c. P08-016 (Layne) Bottle Creek, Verizon Wireless, Replacement Map, [to continue until next meeting]

6.d. TPM 21105 (Smith) Robinson Estates, Andreen Rd/Circle R Dr.

Discussion & Comments: 10.4 acre lot split into 4 parts, replacement map, Owner Roy and Daisy Robinson, Engineer Paxton Surveying, last VCCPG review Feb. 2008. The current 40 foot road was not accounted for relating to the net acreage. This was recalculated. The County is asking the proponent to bring Andreen Road to county standards along the entire road.

Motion: To approve the revised tentative map with the same conditions as the February 2008 approval.

SCHWARTZ	SIMPSON	QUINLEY	COULOMBE	WASHBURN	ROBERTSON	SMITH	MONTROSS	K. SIMPSON			LAYNE	HOFLEER	VANKOUGHNETT	SHOEMAKER
A	Y	A	Y	Y	Y	Y	Y	A			Y	Y	A	Y

Maker/Second: Smith / Robertson

Carries/Fails (Y-N-A): 9 - 0 - 0

Notes:

6.e. TPM 21113, (S. Simpson) 29133 Sandy Hill Rd. owner Benoff [continue]

7. Announcements & Items of Interest to the VCCPG:

- a) At the September Regular Meeting – DPLU will conduct training on new Low Impact Development regulations.
- b) At the August regular Meeting, August 11, 2008 – Parks and Rec. will make a presentation on how they will use their Plan Use and Development funding.
- c) Form 470 Officeholder & Candidate Campaign, Financial Statement Due July 31, 2008

8. Subcommittee Reports & Business:

- a) Brook Forest – (open), Chair.
- b) Castle Creek – (open), Chair

c)	Circulation – John Coulombe, Chair.
d)	GP Update – Keith Simpson, Chair.
e)	Nominations – Leon Schwartz, Chair.
f)	Orchard Run – Deb Hofler, Chair. New scoping letter. Will review and have a SC meeting
g)	Paradise Mountain – Nancy Layne, Chair. The trails SQ to add trails
h)	Rancho Lilac – Ann Quinley, Chair. Request nomination of Lolly Tish as a new member. Washburn/Hofler Caries: 9 – 0 – 0.
i)	Parks and Rec. - David Montross, Chair.
j)	Northern Village – Keith Robertson, Chair. New Chair Smith/Coulombe Caries: 9 – 0 - 0
k)	Strategic Planning—Keith Simpson, Chair.
l)	Southern Node —Terry Van Koughnett, Chair.
m)	Segal Ranch – Oliver Smith, Chair
n)	Tribal Liaison – Terry Van Koughnett, Chair.
o)	Valley Center Church – Terry Van Koughnett, Chair.
p)	Website – Terry Van Koughnett, Chair.
9. Correspondence Received:	
a. County of San Diego Registrar of Voters, Deadline for Form 470 July 31, 2008 b. Notice of Public Availability of Proposed Planning Agreement c. SDCPC, Notice of regular meeting June 27,2008 d. TPM21101, Due Date Extention e. DPLU Bikeway & Pedestrian Projects f. TPM 21129, Pauma Heights/La Cuesta De Pauma, lot split into 4 lots w/remainder 21.1 acres Owner Harlan Beck g. P03-102, 26945 Valley Center Rd. (CA 7997 Lake Wohlford Rd) Sprint/Nextel Owner/Neil Groover (Robertson) h. P08-007, 33780 Double Canyon Rd. Gregory Canyon Wireless Telecom, (Montross) i. Valley View/Non Smoking Casino Expansion, Final Environmental Evaluation (Smith) j. AD08-015, 13525 Mirar De Valle Rd. Addition Owner Rattray (Robertson) k. S05-055, Orchard Run 5 th Iteration Review of Initial Studies/ Information (Hofler) l. AD08-010, 12118 Vista Terrace Ct. Final Decision, Owner Kirkpatrick (S.Simpson) m. R04-17/StP06-004 Log# 04-09-014 Application Amendment Valley View Casino Site Plan, Road Dedications n. San Diego County Traffic Advisory Committee, no Valley Center Projects. o. P70-212W2, 8310 Nelson Way, Champagne Lakes Modification to P07-212wm, Owner CJ Williams p. R08-005, Sunday Drive (Butterfield Drive) Rezone, Engineer Chagala, Owner Allen & Barbara Olson q. TM/P08-028, Butterfield Drive (formerly Sunday Drive) 66 lots on average .81 acres each. General Plan Amendment, Reclassification & Tentative Map request. Change of Zoning from RR5/2 acre min. to 20,000 sqft parcels, Owner Butterfield Trails Ranch, Contact Brent Moore r. BOS Regular Meeting Agenda, June 17 & 18, 2008 s. BOS Regular Meeting Agenda, June 24 & 25, 2008	
10.	Requests for Items on Upcoming Agendas:
a)	
11.	Motion to Adjourn:
	<div> <div>Maker/Second: Layne/Coulombe</div> <div>Vote: 9 – 0 - 0</div> </div>
Notes:	